

# CONTENTS

---

	Page
<b>CHAPTER ONE: INTRODUCTION .....</b>	<b>1</b>
PURPOSE.....	1
BACKGROUND .....	1
COMMUNITY PLAN GOAL, OBJECTIVES, AND POLICIES .....	1
All of the goals of the Community Plan which provide guidance for plan preparation and implementation.	
VISION FOR 2007 AND BEYOND .....	2
A description and map of what should happen to Carnelian Bay by the year 2007 or later, if the Plan is implemented.	
<b>CHAPTER TWO: LAND USE ELEMENT .....</b>	<b>7</b>
Consistent with the Land Use Element of the TRPA Goals and Policies Plan and the Placer County General Plan, this element set forth the land use regulations of the Community Plan.	
CARNELIAN BAY COMMUNITY PLAN LAND USE REGULATIONS .....	7
This section indicates which standards are applicable for review of projects within the CP area.	
CARNELIAN BAY COMMUNITY PLAN AREA STATEMENT (CPS) .....	8
This CPS replaces the previously applicable PASs. Like PASs, the CPS establishes special designations, special policies, permissible uses, permissible densities, noise limits and development limitations.	
<b>CHAPTER THREE: TRANSPORTATION ELEMENT .....</b>	<b>17</b>
Consistent with the Regional Transportation Plan, this element generally describes transportation improvements needed to implement the Community Plan.	
EXISTING TRANSPORTATION STUDY .....	17
TRANSPORTATION OBJECTIVES AND POLICIES .....	19
Specific and enforceable objectives and policies related to transportation.	
PROPOSED TRANSPORTATION IMPROVEMENTS .....	19
<b>CHAPTER FOUR: CONSERVATION ELEMENT.....</b>	<b>23</b>
Consistent with the Conservation Element of Plan, of the TRPA Goals and Policies Plan and the Placer County General Plan, this element establishes the environmental targets for the CP and updates the land capability and 208 SEZ mapping for the Community Plan Area.	
A.    CONSERVATION OBJECTIVES AND POLICIES .....	23
Specific and enforceable objectives and policies related to conservation.	
B.    ENVIRONMENTAL TARGETS .....	23
These are the environmental targets which the community plans and programs shall attain.	

<b>CHAPTER FIVE: RECREATION ELEMENT .....</b>	<b>35</b>
Consistent with the Recreation Element of Plan, of the TRPA Goals and Policies Plan and the Placer County General Plan, this element more specifically identifies recreational objectives for the Community Plan.	
A. EXISTING RECREATION FACILITIES .....	35
B. RECREATION OBJECTIVES AND POLICIES.....	35
Specific and enforceable objectives and policies related to recreation.	
C. PROPOSED RECREATION IMPROVEMENTS .....	35
Improvements required to meet the recreation related targets and the policies of the Plan.	
<b>CHAPTER SIX: PUBLIC SERVICE ELEMENT .....</b>	<b>37</b>
Consistent with the Public Service Element of Plan, of the TRPA Goals and Policies Plan and the Placer County General Plan, this element more specifically identifies and schedules key public service facilities.	
A. EXISTING PUBLIC SERVICES .....	37
B. PUBLIC SERVICE OBJECTIVES AND POLICIES .....	37
Specific and enforceable objectives and policies related to public services.	
<b>CHAPTER SEVEN: IMPLEMENTATION ELEMENT .....</b>	<b>39</b>
Consistent with the Implementation Element of Plan, of the TRPA Goals and Policies Plan, this element establishes implementation programs and schedules and monitoring provisions for the Community Plan.	
A. IMPLEMENTATION OBJECTIVES AND POLICIES .....	39
B. IMPROVEMENT PROGRAM.....	40
A list of projects that need to be implemented to achieve the Goals and Targets.	
C. MITIGATION FEE PROGRAMS .....	44
Alternative mitigation fee programs for the Community Plan.	
D. INCENTIVE PROGRAM .....	46
A list of incentives or benefits for the Community Plan.	
E. MONITORING PROGRAM .....	48